

SECOND COMMUNITY MEETING REPORT
Petitioner: Suncrest Real Estate and Land
Rezoning Petition No. 2019-168

This Second Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte Planning, Design and Development Department pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date and time of the Second Community Meeting, and information on how to access the Second Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on May 28, 2020. A copy of the written notice is attached hereto as Exhibit A-2.

DATE, TIME AND LOCATION OF MEETING:

The Second Community Meeting was held on Wednesday, June 10, 2020 at 6:30 PM. The Second Community Meeting was a virtual Second Community Meeting and was held by way of a Zoom Webinar.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Second Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Petitioner's representatives at the Second Community Meeting were Casey Werner of the Petitioner, Sean Paone of ColeJenest & Stone and John Carmichael of Robinson Bradshaw & Hinson, P.A.

SUMMARY OF ISSUES DISCUSSED:

The Petitioner's representatives utilized a power point presentation during the Second Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the Second Community Meeting and introduced himself and the Petitioner's representatives. John Carmichael stated that the Petitioner previously held a Community Meeting relating to this Rezoning Petition on January 9, 2020.

John Carmichael provided the current schedule of events relating to this rezoning request. He stated that the Public Hearing is currently scheduled for Monday, July 20, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center located at 600 East 4th Street. However, at this point, we do not know if the Public Hearing will be an in-person meeting or a virtual meeting due to COVID-19. John Carmichael stated that the Public Hearing is before City Council and the Zoning Committee. John Carmichael stated that July 20, 2020 is the earliest that the Public Hearing could be held with respect to this rezoning request. It is always possible that the Public Hearing could be deferred.

The Zoning Committee Work Session is currently scheduled for Tuesday, August 4, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. However, we do not know if the Zoning Committee Work Session will be an in-person meeting or a virtual meeting due to COVID-19. Although this is a public meeting, it is not a Public Hearing. This means that the public is welcome to attend the meeting, however, neither the public nor the Petitioner typically speak at

this meeting. The Zoning Committee will make a recommendation to City Council on each petition that was heard on Monday, July 20, 2020 as to whether or not each petition should be approved or denied.

City Council is currently scheduled to render a decision on this rezoning request on Monday, September 21, 2020 at 5:30 P.M. at the Charlotte-Mecklenburg Government Center. Hopefully, by September 21, 2020, we will be able to have in-person meetings at the Charlotte-Mecklenburg Government Center.

John Carmichael then showed a map and aerial photographs that depict the site. John Carmichael stated that the site subject to this Rezoning Petition contains approximately 22.87 acres and is located on the north side of Oakdale Road between I-485 and Miranda Road. The site is adjacent to Oak Hills Park.

John Carmichael shared a slide that shows the current zoning of the site and the adjacent and nearby parcels of land. John Carmichael stated that the site is currently zoned R-3, as are the adjacent and nearby parcels of land. There are some parcels of land zoned B-2 located at the intersection of Miranda Road and Oakdale Road.

John Carmichael stated that the Petitioner is requesting that the site be rezoned from the R-3 zoning district to the MX-2 zoning district to accommodate the development of a residential community on the site that would contain up to 138 single family attached (townhome) dwelling units.

John Carmichael stated that under the previous rezoning plans relating to this Rezoning Petition, the Petitioner was proposing up to 138 for rent duplex units. John Carmichael pointed out that under the original rezoning plan, a collector street was proposed to be located along the eastern boundary of the site. Under the second rezoning plan, the collector street was not proposed to be located along the eastern boundary of the site, but residential units were closer to the eastern boundary of the site than are being proposed under the current rezoning plan. John Carmichael shared the current rezoning plan and shared slides that compare the eastern edge treatment under the previous two rezoning plan to the current rezoning plan. The current rezoning plan appears to be better for the residents who live immediately to the east of the site.

Sean Paone then reviewed the current rezoning plan in detail. He stated that the townhome units would be located in 3, 4, 5 and 6 unit townhome buildings. The townhome units would be internally focused, and the townhome units adjacent to a public street would face the public street. The townhomes would be alley loaded townhome units and each townhome unit would have a garage.

Sean Paone stated that streams are located on the eastern and western portions of the site

Sean Paone pointed out the central green area proposed for this residential community.

Sean Paone stated that a 12 foot wide multi-use path would be installed along the site's frontage on Oakdale Road.

Sean Paone discussed the collector street that would be located within the site. He stated that it is required by the City and provides a future connection from Oakdale Road to Primm Road. The collector street would only be extended through the adjacent parcels of land to the east of the site to Primm Road upon the redevelopment of the adjacent parcels of land.

Sean Paone stated that the overall density of this community would be 6 dwelling units per acre, and that the site would greatly exceed the required amount of open space and tree save areas.

Sean Paone stated that a left turn lane into the site from Oakdale Road would be installed by the Petitioner. On-street parking could potentially be located on the internal collector street.

Sean Paone stated that the right of way for the internal collector street would extend to the eastern boundary of the site, but the collector street itself would not extend to the eastern boundary of the site.

The Second Community Meeting was then devoted to a question, answer and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question, Sean Paone stated that the extended right of way near the eastern boundary of the site would contain trees. The trees are not shown on the rezoning plan so that you can see the extended right of way.
- In response to a question, Sean Paone stated that the existing trees along the eastern boundary line of the site in the stream buffer would be maintained.
- In response to a question, Sean Paone stated that with respect to the 30 foot buffer located just to the east of the storm water pond near the eastern boundary of the site, new trees would be planted if the existing trees cannot be maintained.
- An attendee stated that it appears that the collector street will go through her home. She lives immediately to the east of the site. Sean Paone stated that the collector street would be extended to and through her property only if her property is redeveloped.
- In response to a question, Sean Paone stated that because of the stream buffer, the collector street would not be extended to the eastern boundary of the site. However, the right of way for the collector street would extend to the eastern boundary of the site.

John Carmichael thanked the attendees for attending the meeting, and the meeting was adjourned.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

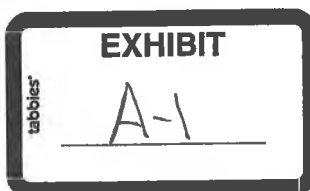
No changes have been made to the rezoning plan or to the Rezoning Petition as of the date of this Second Community Meeting Report solely as a result of the Second Community Meeting.

Respectfully submitted, this 15th day of June, 2020

Suncrest Real Estate and Land, Petitioner

cc: Mr. Michael Russell, Charlotte Planning, Design & Development (via e-mail)

2019-168	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-168	03307320	HOUSIADAS	GEORGE S	MARIA D	HOUSIADAS	5649 SIMPSON RD		CHARLOTTE	NC	28216
2019-168	03307331	YANG	JEFFREY	MAY	YANG	3825 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03307402	GREER	BILLY A	JOYCE A	GREER	3901 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03307403	HOLLINGSWORTH	VIKI R			3929 OAKDALE RD		CHARLOTTE	NC	28208
2019-168	03307404	TENCH	DONALD E	SHIRLEY A	TENCH	4039 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03307405	OAKDALE HARRIS HOLDINGS LLC				9000 STATESVILLE RD		CHARLOTTE	NC	28269
2019-168	03307406	PATTERSON	ROBERT D	SARA BOATRIGHT	PATTERSON	3919 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03307408	LANG	ROBERT A	LANA M	LANG	4027 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03312205	STEVENS	JANICE L			PO BOX 680686		CHARLOTTE	NC	28216
2019-168	03312216	HYATT	RAY ALAN	EMILY ROCHELLE	HYATT	8981 QUAY RD		CONCORD	NC	28027
2019-168	03312217	PLOOY	ROBERT J	AERON A MARCOTT	PLOOY	3850 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03312218	STEVENS	JENNIFER L			3612 KELLY RD		CHARLOTTE	NC	28216
2019-168	03312219	HOUSIADAS	CRYSANTHI GEORGIOS	JOHN DAVID	KAKAVITSAS	3824 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03325101	MECKLENBURG COUNTY				600 EAST 4TH ST 11TH FL		CHARLOTTE	NC	28202
2019-168	03325102	PICKLESIMER	GILBERT	SUE	PICKLESIMER	3940 OAKDALE RD		CHARLOTTE	NC	28216
2019-168	03325104	OAK HILLS INC				PO BOX 680008		CHARLOTTE	NC	28216
2019-168		PICKLESIMER	GILBERT		COLE JENEST & STONE	200 S TRYON ST STE 1400		CHARLOTTE	NC	28202
2019-168		WERNER	CASEY		SUNCREST REAL ESTATE AND LAND	2701 E CAMELBACK RD #180	BILTMORE PARK	PHOENIX	AZ	85016



2019-168	ORGANIZATION_NAME	FIRST_NAME	LAST_NAME	STREET_ADDRESS	UNIT_NUM	CITY	STATE	ZIP
2019-168	Charlotte Well Being Institute, PLLC	Natalie	Murray	1425 Highfield Court		Charlotte	NC	28216
2019-168	Claiborne Woods	Carla	Clarke	7407 Derby Meadows Ct		Charlotte	NC	28216
2019-168	Primm Road	Charles	Thomas	3003 Phillips Fairway Dr		Charlotte	NC	28216

**NOTICE TO INTERESTED PARTIES
OF SECOND COMMUNITY MEETING**

Subject: Second Community Meeting - **Rezoning Petition No. 2019-168** filed by Suncrest Real Estate and Land to request the rezoning of an approximately 22.87 acre site located on the north side of Oakdale Road between Miranda Road and Interstate 485

Date and Time of Meeting: Wednesday, June 10, 2020 at 6:30 p.m.

Place of Meeting: **See Below for Information on How to Access the Virtual Second Community Meeting**

We are assisting Suncrest Real Estate and Land (the "Petitioner") in connection with a Rezoning Petition it has filed with the Charlotte Planning, Design & Development Department requesting the rezoning of an approximately 22.87 acre site located on the north side of Oakdale Road between Miranda Road and Interstate 485 from the R-3 zoning district to the MX-2 zoning district. The purpose of this rezoning request is to accommodate the development of a residential community on the site comprised of a maximum of 138 single family attached (townhome) dwelling units.

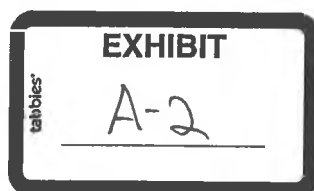
The Petitioner previously held a Community Meeting regarding this Rezoning Petition on January 9, 2020.

The Petitioner will hold a virtual Second Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing revisions to this rezoning proposal with nearby property owners and organizations. The Charlotte Planning, Design & Development Department's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the site.

Accordingly, on behalf of the Petitioner, we invite you to participate in the virtual Second Community Meeting regarding this Rezoning Petition to be held on Wednesday, June 10, 2020 at 6:30 p.m. **Area residents and representatives of area organizations who would like to participate in the virtual Second Community Meeting must email their personal email addresses to nspeed@robinsonbradshaw.com to receive an electronic invitation and link to the virtual Second Community Meeting.** If you do not have access to the internet or cannot otherwise participate in the virtual Second Community Meeting and you would like a hard copy of the presentation mailed to you, please contact John Carmichael at the email address or phone number below.

Once you log into the virtual Second Community Meeting, a presentation regarding the Rezoning Petition will be provided. After the presentation, attendees will have an opportunity to ask questions.

The presentation will also be available on-line for review for a period of at least 10 days after the virtual Second Community Meeting. The presentation will be posted on the Planning Department's webpage for this Rezoning Petition (Rezoning Petition No. 2019-168), and the link to this webpage is: <https://charlottenc.gov/planning/Rezoning/RezoningPetitions/2019Petitions/Pages/2019-168.aspx>. You can also continue to contact us with questions after the Community Meeting.



Representatives of the Petitioner look forward to sharing this rezoning proposal with you and to answering your questions.

In the meantime, should you have any questions or comments, please call John Carmichael at (704) 377-8341 or email John Carmichael at jcarmichael@robinsonbradshaw.com.

Thank you.

Robinson, Bradshaw & Hinson, P.A.

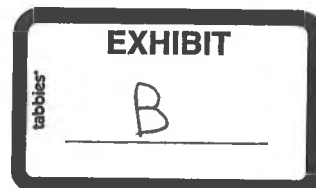
cc: Mr. Malcolm Graham, Charlotte City Council District 2 (via email)
Mr. Michael Russell, Charlotte Planning, Design & Development Department (via email)

Date Mailed: May 28, 2020

Community Meeting
Rezoning of Property on Oakdale Road
Petition No. 2019-168

Zoom Webinar Participants

Ray and Emily Hyatt
Aeron Marcott-Ploy

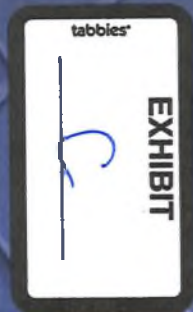


Rezoning Petition No. 2019-168

Suncrest Real Estate and Land, Petitioner

Second Community Meeting

June 10, 2020



ROBINSON
BRADSHAW

Charlotte : Research Triangle : Rock Hill
robinsonbradshaw.com

Agenda

- I. Introduction of Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Review of Prior Rezoning Plans
- V. Review of Current Rezoning Plan
- VI. Comparison of Eastern Edge Treatment
- VII. Questions

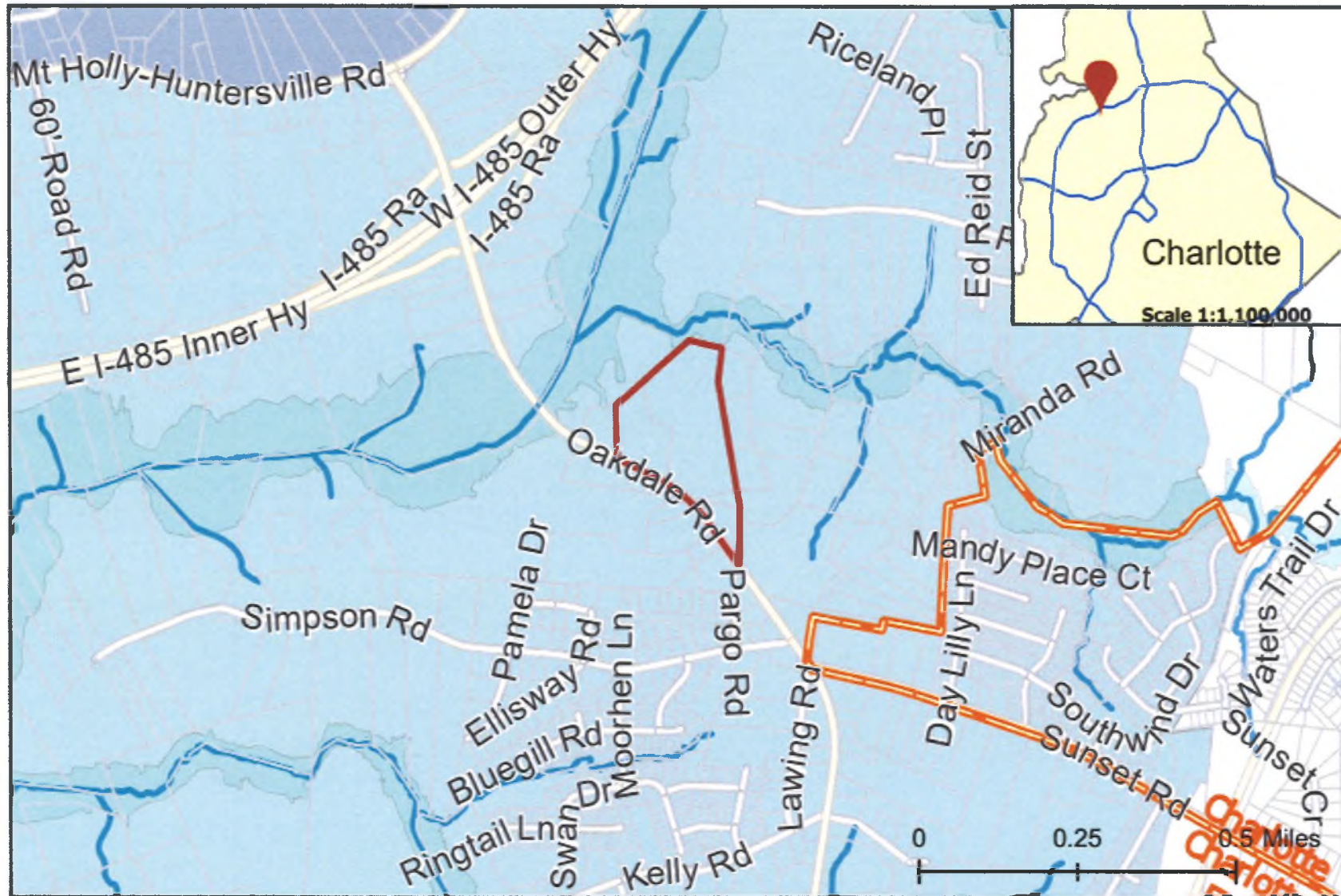
Rezoning Team

- Casey Werner, Suncrest Real Estate and Land
- Sean Paone, ColeJenest & Stone
- John Carmichael, Robinson, Bradshaw & Hinson

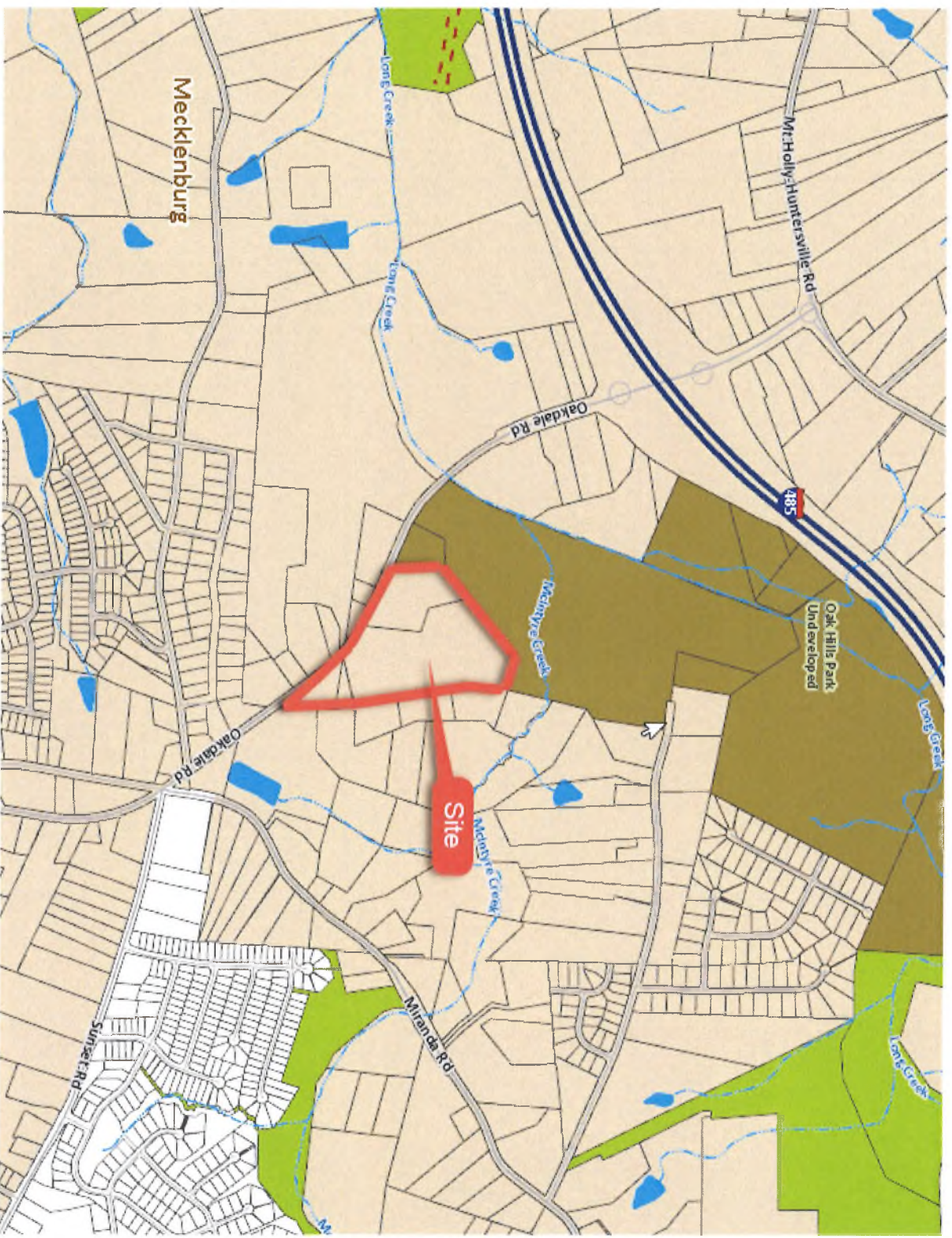
Current Rezoning Schedule

- Public Hearing: Monday, July 20, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, August 4, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, September 21, 2020 at 5:30 PM at the Charlotte-Mecklenburg Government Center

Site – 22.87 Acres



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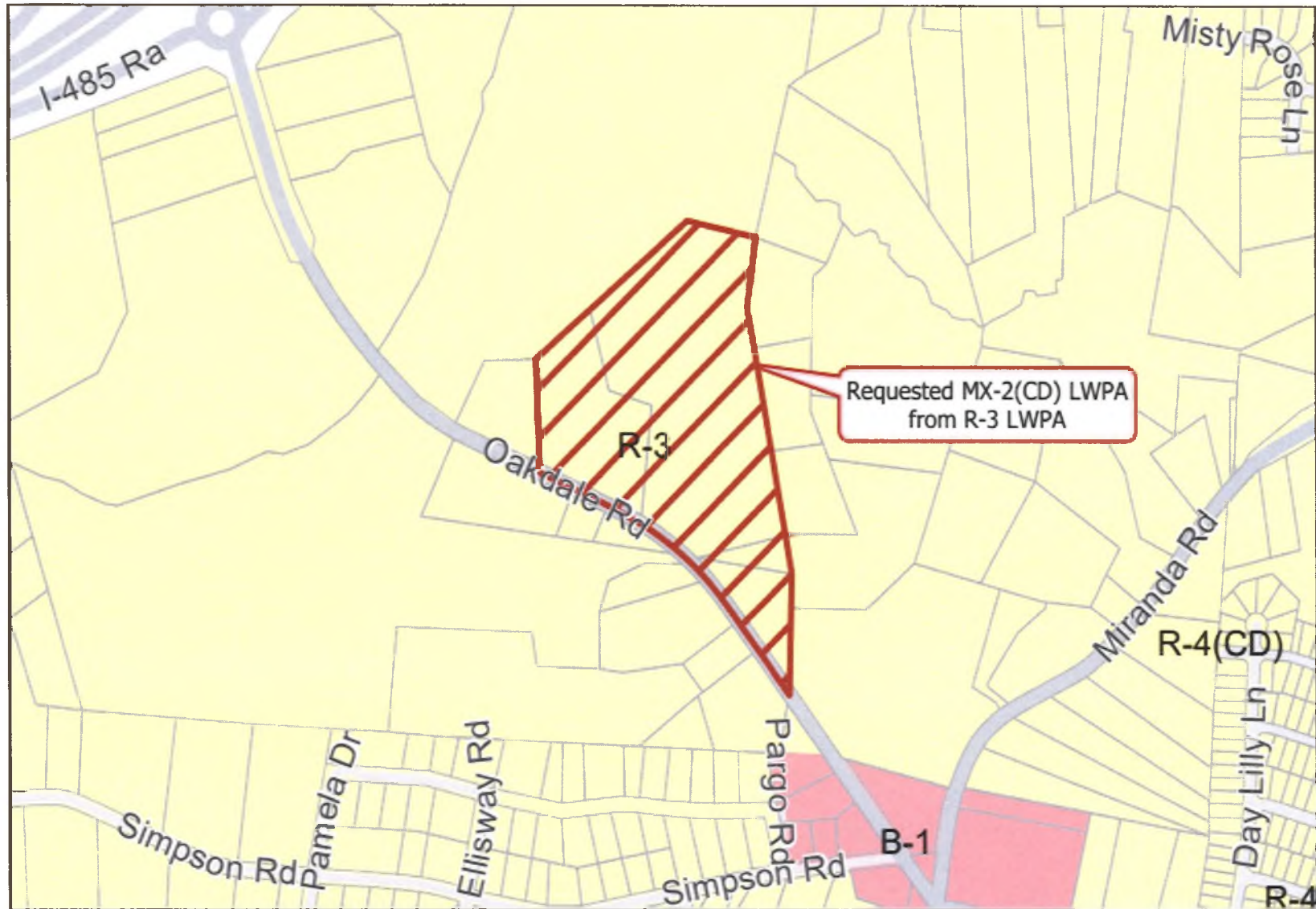
Site – 22.87 Acres



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Current Zoning of the Site and Nearby Parcels



Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the MX-2 zoning district to accommodate the development of a residential community on the site that would contain a maximum of 138 single family attached (townhome) dwelling units.



Prior Rezoning Plans







Current Rezoning Plan



Eastern Edge Treatment (Second Plan vs. Current Plan



